

(860) 594-3020

MINUTES OF MEETING HELD

BY STATE TRAFFIC COMMISSION

MARCH 21, 2006

Present: Deputy Commissioner Anthony D. Portanova
Department of Motor Vehicles

Deputy Commissioner Carl F. Bard
Department of Transportation

The meeting was called to order in Conference Room A of the Department of Transportation, 2800 Berlin Turnpike, Newington, Connecticut, at 10:00 a.m. on Tuesday, March 21, 2006.

1. Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Bard, it was voted to adopt the minutes of the following meeting:

February 16, 2006

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2. Ms. Robbin L. Cabelus, Executive Director of the State Traffic Commission, stated that, with the exception of the Hamden report on Page 2 (STC No. 061-0509-02) which had been removed from the agenda, the following regulatory items had no unresolved issues, and the Legal Traffic Authorities (LTA) were all in agreement with the recommendations.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Bard, it was voted to approve the following Traffic Investigation Reports, copies of which are on file in the Office of the Commission.

Bloomfield - STC# 011-0602-01

1. Rescind Traffic Investigation Report No. 011-9209-01 which approved the existing semi-actuated traffic control signal located on Rt. 189 at the Tunxis Shopping Center to operate on 24-hour flashing operation.
2. Approve the installation of a full actuated traffic control signal at the intersection of Rt. 189 at Tunxis Shopping Center and Midas Muffler drive.

Bridgeport - STC# 015-0507-02

Approve a "Handicapped Parking" zone on the north side of Rt. 130 (Stratford Ave.) starting 100 feet east of the east curb line of Wilmot Ave. and extending easterly, a distance of 20 feet.

Bridgeport - STC# 015-0602-01

1. Approve a temporary change from a "2 Hour Parking" zone to a "No Parking, Police Only" zone on the north side of Rt. 130 (State St.) starting 265 feet east of the east curb line of Lafayette Blvd. and extending easterly, a distance of 135 feet.
2. Approve a temporary change from a "15 Minute Parking" zone to a "No Parking, Police Only" zone on the south side of Rt. 130 (State St.) starting 25 feet east of the east curb line of Lafayette Blvd. and extending easterly, a distance of 236 feet.

Groton - STC# 058-0601-03

That a traffic control signal not be installed at the intersection of Rt. 117 (North Rd.) at Hazelnut Hill Rd.

Hamden - STC# 061-0509-02 (REMOVED PRIOR TO THE MEETING)

1. Rescind Item No. 2 of Traffic Investigation Report No. 061-8006-02 which approved lane-use control on the Route 10 WB approach at the intersection of Rt. 10, Dixwell Ave. and Morse St.
2. Approve the following lane use control at the intersection of Rt. 10, Dixwell Ave. and Morse St.:

Rt. 10 WB: A left-turn lane
 A shared left-turn/through/right-turn lane

Rt. 10 SB: A left-turn lane
 A through lane
 A right-turn lane
3. Approve the installation of "No Turn on Red" signs for the Dixwell Ave. and Morse St. approaches at the intersection of Rt. 10, Dixwell Ave. and Morse St.

Kent - STC# 067-0512-01

Grant permission to the Town of Kent to establish 30 mph speed limits for both directions of travel on the following roads:

Kent Hollow Road - from the New Milford Town Line northerly to Rt. 341 (Segar Mountain Rd.), a distance of 4.52 miles.

Upper Kent Hollow Road - from Anderson Rd. northerly to Kent Hollow Rd., a distance of 1.55 miles.

Middletown - STC# 082-0512-01

Approve a revision to the existing flashing beacon at the intersection of Rt. 155 (Randolph Rd.) and Ridge Rd. to a traffic control signal with emergency pre-emption.

Monroe - STC# 084-0511-01

Approve the request to prohibit through truck traffic, in both directions, on Old Newtown Rd. from Pepper St. south to its intersection with Purdy Hill Rd., a distance of approximately 1.2 miles.

Montville - STC# 085-0602-01

That the traffic signal at the intersection of Rt. 32 (New London Tpke.) at New London Tpke. be revised to include an exclusive pedestrian phase.

Norwich - STC# 103-0509-01

1. Rescind all previously approved parking regulations on the west side of Rt. 12 (Boswell Ave.) beginning at Norwich Public Utility Department (NPUD) Pole No. B305 extending southerly to a point 5 feet north of NPUD Pole No. B290, a distance of approximately 610 feet.
2. Approve a "No Parking Any Time" zone on the west side of Rt. 12 (Boswell Ave.) beginning at NPUD Pole No. B305 and extending southerly to a point 5 feet north of NPUD Pole No. B290, a distance of approximately 610 feet.

Norwich - STC# 103-0601-03

Approve a "15 Minute Parking" zone on the west side of Rt. 12 (N. Main St.) beginning at a point five feet south of NPUD Pole No. 306 and extending southerly approximately 35 feet.

Norwich - STC# 103-0602-01

1. Rescind Item No. 2 of Traffic Investigation Report No. 103-7802-01 (approved March 21, 1978), which approved a "20 Minute Parking" zone on the north side of SR 642 starting at the west curb line of Butts La. and extending westerly to a point 2 feet east of SNET Pole No. 2.
2. Approve the establishment of a "No Parking Anytime" zone on the north side of SR 642 starting at the west curb line of Butts La. and extending westerly to a point 2 feet east of SNET Pole No. 2, a distance of approximately 51 feet.

Simsbury - STC# 128-0511-01

That a traffic control signal not be installed at the intersection of Rt. 315 and Church St. at this time.

Suffield - STC# 139-0601-01

Approve a revision to the existing traffic control signal at the intersection of Rt. 75 at Rt. 168 and SR 513 (Bridge St.) to include an actuated pedestrian phase.

West Haven - STC# 156-0504-01

Approve the installation of a "No Turn on Red" sign on the Wood St. NB approach to SR 745 (First Ave.).

Windham - STC# 163-0602-01

Approve the addition of emergency pre-emption at the intersection of Rt. 32 (Main St.) and the Rt. 6 EB on- and off-ramps.

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Ms. Cabelus noted at this time that any material presented at this meeting would be retained for STC records in conjunction with the requirements of the Freedom of Information Act.

3. NEW BUSINESS:

a. Prospect - STC# 114-0602-01

Mr. Robert H. Uricchio presented the staff report recommending that no change be made to the passing zone on Rt. 69 in the vicinity of No. 247 New Haven Rd.

Mayor Robert J. Chatfield, the Legal Traffic Authority, did not concur with the recommendation, and had been invited to attend today's meeting.

State Senator Joan Hartley requested the investigation, and had been invited to attend today's meeting, but did not attend.

Mayor Robert Chatfield, the Legal Traffic Authority, addressed the Commission. He requested that the Commission reconsider this matter, and do away with the no passing zone. He stated that there has been more than one accident in the last three years, with one fatality. There is heavy traffic between the peak hours of 6:00 a.m.-9:00 a.m. and 4:00 p.m.-7:00 p.m.

Deputy Commissioner Bard commented that the removal of passing zones where warranted would only lead to more problems, as individuals would be passing regardless of the pavement marking designation. He strongly agreed with the report.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Bard, it was voted to approve the staff report as submitted.

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b. Trumbull - STC# 144-0601-01

Prior to the presentation of the report, Ms. Cabelus noted that there was a correction made to the mileage noted in Item No. 2 from 0.26 miles to 0.60 miles.

1. That no change be made to the 40 mph speed limit for both directions on Rt. 127 from the Bridgeport Town Line northerly to Sunset Ave., a distance of 1.87 miles.
2. That no change be made to the 35 mph speed limit for both directions on Rt. 127 from Sunset Ave. northerly to Edison Rd., a distance of 0.60 miles.

Chief Thomas Kiely, the Legal Traffic Authority's representative, concurred with the recommendations, but indicated that traffic calming efforts should be pursued to reduce vehicle speeds.

State Representative T.R. Rowe requested the study, and had been invited to attend today's meeting, but did not attend.

Ms. Cabelus recommended that the staff report be approved.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Bard, it was voted to approve the staff report as submitted.

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4. MAJOR TRAFFIC GENERATORS:

a. Bridgeport - STC# 015-0507-03

Mr. David M. Fabry presented the staff report on the Application for Certificate filed for the expansion/change of use of Housatonic Community College.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Bard, it was voted that the State Traffic Commission (STC) issue a certificate to the Board of Trustees, Connecticut Community Colleges for the change in use and 33,473-square-foot expansion of the Housatonic Community College, for a total 353,473-square-foot gross floor area college with 1330 parking spaces, located on Lafayette Boulevard in the City of Bridgeport, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions set forth are based on and refer to the applicant's plan entitled:

"Overall Site Plan, Housatonic Community College, 900 Lafayette Boulevard, Bridgeport, CT 06604," Drawing No. T100, dated July 27, 2005, revised February 28, 2006, prepared by Perkins Eastman.

1. That all conditions of Certificate No. 1282 remain in effect.

a. Bridgeport - STC# 015-0507-03 - Contd.

2. That signs and pavement markings on Lafayette Boulevard be installed and maintained in substantial conformance with the referenced plan, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
3. That all work on roadways that are owned and maintained by the City of Bridgeport be performed in conformance with the standards and specifications of the City.
4. That the State Traffic Commission reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

Certificate No. 1282-A issued March 21, 2006.

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b. Canton - STC# 023-0508-01

Mr. Frederick L. Kulakowski presented the staff report on the Application for Certificate filed for the Proposed Retail Center.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Bard, it was voted that the State Traffic Commission (STC) issue a certificate to The Estate of William C. Lane and Thomas Kileen, Paul J. Stefanik, Jr., New Broadway Realty, LLC and Canton Realty, LLC for a proposed 94,500-square-foot mixed-use development comprised of 90,000 square feet of retail use and a 4,500-square-foot high turnover sit down restaurant with 505 parking spaces located on Route 44 in the Town of Canton, stating that the operation thereof will not imperil the safety of the public based on the following conditions:

The conditions are referenced to the plans prepared by F. A. Hesketh & Associates, Inc. entitled and dated as follows:

- A. "Master Plan - Prepared for Konover Development Corp.-Albany Turnpike and Lawton Road-Canton, Connecticut," Sheet No. MA-1 dated August 5, 2005.
 - B. "Roadway Improvement Plan Prepared for Konover Development-Route 44 - Canton, Connecticut," Sheet RW-1, dated February 1, 2006 and last revised March 7, 2006.
 - C. "Roadway Improvement Plan Prepared for Konover Development-Route 44 - Canton, Connecticut," Sheet RW-2, dated February 1, 2006 and last revised March 7, 2006.
1. That the site driveway on Route 44 be constructed in substantial conformance with the referenced plans.

b. Canton - STC# 023-0508-01 - Contd.

2. That Route 44 and Lawton Road be widened in substantial conformance with the referenced plans.
3. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
4. That Route 44 be overlaid within the limits of the widening. The extent of the overlay is to be determined by the Department of Transportation's District 4 Office.
5. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
6. That all work on roadways that are owned and maintained by the Town of Canton be performed in conformance with the standards and specifications of the Town.
7. That intersection sight distances be provided and maintained from the site driveway on Route 44 as shown on the referenced plans.
8. That the traffic signal be revised on Route 44 at the intersection with Lawton Road, Route 177 and Trails End Drive.
9. That a traffic signal be installed on Route 44 at the site drive. Upon completion of the installation of the signal, the Department of Transportation will review the installation and upon acceptance, assume ownership and ordinary maintenance such as cleaning and minor electrical repair. Major component replacement, repair or damage due to accident, vandalism, or nature and replacement due to normal wear shall be the responsibility of the owners of the proposed retail development. When the maintenance and/or repair costs exceed \$500.00, the Department of Transportation shall perform this work and bill the owners of the proposed retail development for all the actual costs. The owners of the proposed retail development will pay for the electricity to operate the signal.
10. That an easement be granted to the state, at no cost, to place and maintain traffic signal appurtenances on site property at the intersection of Route 44 and the site driveway prior to the issuance of an encroachment permit. Right of Way File Nos. 023-000-82 and 023-000-83.
11. That the proposed traffic signal on Route 44 at the site drive be interconnected to the Department of Transportation's existing traffic signals on Route 44 using a closed loop signal system.

b. Canton - STC# 023-0508-01 - Contd.

12. That signs and pavement markings on the proposed site drive be installed and maintained in substantial conformance with the referenced plans.
13. That signs and pavement markings on Route 44 and Lawton Road be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
14. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
15. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with "A Policy on the Accommodations of Utilities on Highway Rights-of-Way."
16. That a permanent easement be granted along the site frontage on Route 44 for highway purposes, to the State, at no cost, as indicated on the referenced plans prior to the issuance of an encroachment permit. Right of Way File Nos. 023-000-82 and 023-000-83.
17. That an easement be granted along the Lawton Road site frontage for highway purposes, to the town, at no cost, as indicated on the referenced plans prior to the issuance of an encroachment permit.
18. That property be deeded along the west side of Lawton Road for highway purposes, to the town, at no cost, as indicated on the referenced plans prior to the issuance of a certificate.
19. That an encroachment permit be obtained from the Department of Transportation's District 4 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
20. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$760,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 023-0508-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
21. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 023-0508-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.

b. Canton - STC# 023-0508-01 - Contd.

22. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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c. Ledyard - STC# 071-0511-01

Mr. Kenneth A. Lussier presented the staff report on the Application for Certificate filed for the expansion of Foxwoods Resort & Casino (Lot 9 Expansion).

First Selectman Nicholas H. Mullane, II, the Legal Traffic Authority's representative of North Stonington, addressed the Commission. He explained that the design presented at today's meeting was incompatible with North Stonington's vision for its town. He acknowledged the need for turning lanes, shoulders and traffic lights, but he objected to the interchange plans (pointing out an area on the map to the Commission members). He said that the State's plans were unnecessary and out of character with the area. He said that motorists were routinely going 55-60 mph, and the North Stonington Police Department issues approximately 400+ speeding tickets per month. He was very concerned about the high rate of speed of vehicles going into North Stonington. He does not want the same problem to evolve in his town that now exists in the Town of Preston. He reiterated that this work was not necessary, nor in harmony with the area, or aesthetically pleasing. He mentioned that he had submitted to the State Traffic Commission copies of letters from town organizations which showed support from the town (on file in the Office of the State Traffic Commission). He said that the key here was to get traffic off the road and into the parking lots. He also added that the existing signing was very confusing.

First Selectman Robert Congdon of Preston addressed the Commission. His first concern was the concept of public process. He mentioned that he had many public meetings, some attended by Mr. Wayne McAllister of the DOT's District 2 Office in Norwich. He said that what the Town of Preston has been reviewing for the past 1 1/2 years is not what was being presented by the DOT today. As far as the utilities in the State right-of-way were concerned, he stated that the utilities were not publicly owned and, therefore, should not be allowed in the State's right-of-way. He felt that it was critical that traffic studies be shared with the public, and that the public be allowed to comment before any approvals are put in place. He also suggested traffic calming devices. He said that the traffic accidents at the Route 2/Route 164 interchange are very real. Because of this, he asked for a "No Turn on Red" sign where the two lanes reduce to one lane. This problem is in the area of the Middle School.

c. Ledyard - STC# 071-0511-01 - Contd.

Second Selectman Jerry Grabarek of Preston addressed the Commission. He said that he had a problem with the way that the DOT operates. He stated that there were no Environmental Impact Statements (EIS) on this expansion. He felt that the Tribe should do that.

Deputy Commissioner Bard suggested that Mr. Grabarek share his comments with the Department of Environmental Protection, since it is not within the STC's jurisdiction to address environmental issues.

Ms. Madeline Jeffery, a resident of North Stonington, addressed the Commission. She mentioned that she was involved with the land conservation group, and that she fully supported First Selectman Mullane. She did not want to see 2 lanes of traffic expanding to 4 lanes. She said that there were two referendum votes taken in town in the past few years, and the residents voted against the expansion. She urged the Commission to reconsider the widening. She questioned how the DOT could approve anything while the Army Corps of Engineers' decision is still pending. She said that the Town of North Stonington has never heard anything of what was presented today.

Ms. Cabelus asked the representatives from Purcell Associates to address the issue of interaction with the towns.

Mr. Jeff Koerner of Purcell Associates addressed the Commission first. He stated that, regarding the Town of North Stonington, he had met with Mr. Keith Gove of the Mashantucket Pequot Tribal Nation and with Mr. Mullane about a year and a half ago. At that time, he had submitted to them the new design with the overpass. He then met with the Board of Selectmen. He stated that the map presented at today's STC meeting was also submitted to the Town. He never received any written comments from the Board of Selectmen. He also met with the North Stonington Wetlands Commission, which granted its permission at its March meeting. He also met with the Army Corps of Engineers with 6 different alternatives. They all decided that this plan presented today was the most prudent alternative. He also stated that he received all Ledyard approvals.

Mr. Stephen Ulman of Purcell Associates addressed the Commission. He mentioned that the widening at the Middle School in Preston is already in place on Route 164. This was part of an STC condition about 10 years ago. He then explained the lane use control in the area to the Commission members.

Mr. Koerner then addressed the speeding issue. He said that eliminating some signalized intersections and turning movements associated with those signals would avoid conflicts, and traffic will be much safer. He explained all the merge locations to the Commission. He concluded stating that he did not feel that speeding will be an issue into North Stonington. He also stated that they did an analysis of the intersection near the middle school at Route 2A and Rt. 164, and traffic should function adequately.

c. Ledyard - STC# 071-0511-01 - Contd.

Deputy Commissioner Portanova stated that he was satisfied with the safety and traffic congestion issues, and made a motion to approve the staff report.

Deputy Commissioner Bard echoed, for the record, the commentary presented by Mr. Lussier. He stated that this was a very interesting situation, specifically to the Town of Ledyard, and that it was very worthwhile to address the needs with this proposal.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Bard, it was voted that the State Traffic Commission (STC) issue a certificate to the Mashantucket Pequot Tribal Nation for the two-million-square-foot expansion of Foxwoods Resort, including 1,100 additional parking spaces for a total 6.7 million-square-foot gross floor area resort and casino with 9,300 parking spaces, located on Route 2 in the Town of Ledyard, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based on and referenced to the following plans entitled:

"Mashantucket Pequot Tribal Nation, Foxwoods Resort Casino, Route 2 Relocation, Plan Sheet," Drawing No. STC-1 to 16, dated March 2005, last revised March 16, 2006, prepared by Purcell Associates.

1. That Condition No. 3 of Certificate No. 502-G (Traffic Investigation Report No. 071-9506-02) be rescinded and that all other conditions of previous certificates issued to the Mashantucket Pequot Tribal Nation remain in effect.
2. That the east most driveway on Foxwoods Boulevard located 750 feet east of Rainmaker Drive be constructed in substantial conformance with the referenced plans.
3. That Route 2 be widened, relocated and reconstructed in substantial conformance with the referenced plans.
4. That Route 214 be widened in substantial conformance with the referenced plans.
5. That Foxwoods Boulevard be constructed in substantial conformance with the referenced plans.
6. That approach grades of the driveways and Town roads along Route 2 and Route 214 affected by the roadway widenings noted in Traffic Investigation Report No. 071-0511-01 meet Department of Transportation's standards for intersecting streets or not be increased.
7. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those

c. Ledyard - STC# 071-0511-01 - Contd.

pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.

8. That the guide rail affected by improvements noted in Conditions 3 and 4 be revised in a manner satisfactory to the Department of Transportation's (Department) District 2 Office. The revisions may include, but are not limited to, the replacement and relocation of the guide rail to conform with current Department design standards, re-grading, and installation of appropriate end treatments.
9. That Route 2 and Route 214 be overlaid within the limits of the widening. The extent of the overlay is to be determined by the Department of Transportation's District 2 Office.
10. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
11. That any cutting, removal or pruning of trees, shrubbery or vegetation situated partially or wholly within the limits of the State highway right-of-way be in accordance with Department of Transportation Regulations.
12. That intersection sight distances be provided and maintained from the east most site driveway on Foxwoods Boulevard as shown on the referenced plans.
13. That the intersectional sight distances of the driveways and Town roads along Route 2 and Route 214 affected by the roadway widenings noted in Traffic Investigation Report No. 071-0511-01, meet Department standards for intersecting streets or not be diminished.
14. That a traffic signal be installed at the following locations:
 - a. Route 2 westbound on/off-ramp at West Drive and drive to Lot 8.
 - b. Foxwoods Boulevard at east most site drive.
 - c. Route 214 at Trolley Line Boulevard and drive to Two Trees Inn.

Upon completion of the installation of the signals, the Department of Transportation will review the installations and upon acceptance, assume ownership and ordinary maintenance such as cleaning and minor electrical repair. Major component replacement, repair or damage due to accident, vandalism, or nature and replacement due to normal wear shall be the responsibility of the owner of Foxwoods Resort Casino. When the maintenance and/or repair costs exceed \$500.00, the Department of

c. Ledyard - STC# 071-0511-01 - Contd.

Transportation shall perform this work and bill the owner of Foxwoods Resort Casino for all the actual costs. The owner of Foxwoods Resort Casino will pay for the electricity to operate the signal.

15. That the following traffic signals be revised:

- a. Route 2 at the drive to Lot 10 (employee parking lot).
- b. Route 2 eastbound off-ramp at Foxwoods Boulevard and the drive to Lot 9.
- c. Route 2 eastbound and westbound ramps at Route 214 and Foxwoods Boulevard.
- d. Foxwoods Boulevard at Grand Pequot Boulevard/Lake of Isles Drive.
- e. Foxwoods Boulevard at Rainmaker Drive.
- f. Route 214 at Lantern Hill Road and Pequot Trail.

Upon completion of the revisions of the signals, the Department of Transportation will review the revisions and upon acceptance, assume ownership and ordinary maintenance such as cleaning and minor electrical repair. Major component replacement, repair or damage due to accident, vandalism, or nature and replacement due to normal wear shall be the responsibility of the owner of Foxwoods Casino. When the maintenance and/or repair costs exceed \$500.00, the Department of Transportation shall perform this work and bill the owner of Foxwoods Casino for all the actual costs. The owner of Foxwoods Casino will pay for the electricity to operate the signal.

16. That signs and pavement markings on Route 2, Foxwoods Boulevard, West Drive and Route 214 be installed in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition. The actual number of signs and sign legends to be determined during the encroachment permit and subject to the review and approval of the Department of Transportation.
17. That signs and pavement markings on the east most site drive on Foxwoods Boulevard be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
18. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
19. That illumination be installed on Route 2 within the limits of relocation and reconstruction.
20. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with "A Policy on the Accommodations of Utilities on Highway Rights-of-Way."

c. Ledyard - STC# 071-0511-01 - Contd.

21. That property owned by the Mashantucket Pequot Tribe be deeded for highway purposes, to the State, at no cost, as indicated on the referenced plans prior to the issuance of a certificate. Right of Way File No. 071-000-45. Any required slope easements shall also be included.
22. That property owned by Lake of Isles, LLC be secured for highway purposes, for the State, at no cost, as indicated on the referenced plans prior to the issuance of a certificate. Right of Way File No. 071-000-47. Any required slope easements shall also be included.
23. That all required changes in non-access lines be approved prior to the issuance of a certificate.
24. That prior to the issuance of a certificate, an agreement be finalized with the Department of Transportation for reimbursement for the cost of construction inspection incurred by the State in conjunction with the required roadway improvements. Such reimbursement shall include those additional costs associated with the State's fringe benefits, travel and other miscellaneous costs that are necessary to properly conduct these activities. The Department of Transportation will not be responsible for construction management.
25. That an encroachment permit be obtained from the Department of Transportation's District 2 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
26. That prior to the issuance of a Certificate, an additional bond be posted and maintained in the amount of \$43.5 million to cover the costs of satisfying the conditions of Traffic Investigation Report No. 071-0511-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process. This bond is in addition to that already in place to cover the cost of completing previously approved requirements.
27. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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d. Monroe/Trumbull - STC# 173-0512-01

Ms. Julia Y. Pang presented the staff report on the Application for Certificate filed for Canterbury Square.

d. Monroe/Trumbull - STC# 173-0512-01 - Contd.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Bard, it was voted that the State Traffic Commission (STC) issue a certificate to 38-44 Main Street, LLC for Canterbury Square, a 355,000 square-foot gross floor area mixed-use development with 1,019 parking spaces, located on the east side of Route 25 (Main Street) in the Towns of Monroe and Trumbull, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The requirements refer to the following plans entitled and dated as follows:

- A. "Canterbury Square Modified Layout Plan, Main Street (CT Route 25) Monroe Connecticut, prepared for R.D. Scinto, Inc.," Plan No. 1 of 1, dated October 17, 2005, revised March 2, 2006, prepared by Spath-Bjorklund Associates, Inc.
 - B. "Kimball Land Holdings, LLC, Route 25 Improvements Plan Sheet, Canterbury Square, 38-44 Main Steet, Monroe, Connecticut," Plan No. Lay-01, dated August 29, 2003, prepared by Fuss & O'Neill, Inc.
 - C. "Kimball Land Holdings, LLC, Intersection Sight Distance Plan Sheet, Canterbury Square, 38-44 Main Steet, Monroe, Connecticut," Plan No. ISD-01, dated August 14, 2003, prepared by Fuss & O'Neill, Inc.
- 1. Rescind Traffic Investigation Report No. 173-0208-01.
 - 2. That the site driveway on Route 25 and the emergency access driveway to East Dale Drive be constructed in substantial conformance with the referenced plans.
 - 3. That Route 25 be widened in substantial conformance with the referenced plans.
 - 4. That the intersection sight distances be provided and maintained from the site driveway on Route 25 as shown on the referenced plans.
 - 5. That a traffic signal be installed on Route 25 at the site driveway. Upon completion of the installation of the signal, the Department of Transportation will review the installation and upon acceptance, assume ownership and ordinary maintenance such as cleaning, and minor electrical repair. Major component replacement, repair or damage due to accident, vandalism, or nature and replacement due to the normal wear shall be the responsibility of the owner of Canterbury Square. When the maintenance and/or repair costs exceed \$500.00, the Department of Transportation shall perform this work and bill the owner for all the actual costs. The owner of Canterbury Square will pay for the electricity to operate the signal.

d. Monroe/Trumbull - STC# 173-0512-01 - Contd.

6. That the following traffic signals be coordinated using time base coordination (TBC).
 - a) Route 25 at the site driveway.
 - b) Route 25 at Purdy Hill Road.
7. That Route 25 be overlaid within the limits of the widening. The extent of the overlay is to be determined by the Department's District 3 Office.
8. That signs and pavement markings on Route 25, Crescent Place and the site driveway be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
9. That the guide rail affected by improvements noted in Condition No. 3 be revised in a manner satisfactory to the Department's District 3 Office. The revisions may include, but are not limited to, the replacement and relocation of the guide rail to conform with current Department design standards, regrading, and installation of appropriate end treatments.
10. That illumination be installed on Route 25 at the intersection with the site's drive. The owner of Canterbury Square shall be responsible for the cost of the electricity to operate the illumination.
11. That an easement be granted to the State, at no cost, to place and maintain traffic signal appurtenances on site property at the intersection of Route 25 and the site driveway prior to issuance of a certificate. Right-of-Way File No. 084-000-075.
12. That an easement be granted along the site frontage, for highway purposes, to the State, at no cost, as indicated on the referenced plans prior to issuance of a certificate. Right-of-Way File No. 084-000-075.
13. That the intersection sight distances of the driveways and town roads along Route 25 affected by the roadway widening noted in Traffic Investigation Report No. 173-0512-01, meet Department standards for intersecting streets or not be diminished.
14. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
15. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.

d. Monroe/Trumbull - STC# 173-0512-01 - Contd.

16. That approach grades of the driveways and Town roads along Route 25 affected by the roadway widening noted in Traffic Investigation Report No. 173-0512-01, meet Department of Transportation's standards for intersecting streets or not be increased.
17. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
18. That any cutting, removal or pruning of trees, shrubbery or vegetation situated partially or wholly within the limits of the State highway right-of-way be in accordance with Department of Transportation regulations.
19. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with "A Policy on the Accommodations of Utilities on Highway Rights-of-Way."
20. That an encroachment permit be obtained from the Department of Transportation's District 3 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
21. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$426,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 173-0512-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
22. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 173-0512-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
23. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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e. Newtown - STC# 096-0509-01

Mr. Antony Cieri presented the staff report on the Application for Certificate filed for Regency at Newtown.

e. Newtown - STC# 096-0509-01 - Contd.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Bard, it was voted that the State Traffic Commission (STC) issue a certificate to Watkins Brothers Development Corporation for Regency at Newtown, a 54-unit, age-restricted residential development with 122 parking spaces, located on Oakview Road in Newtown, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The requirements refer to the plans prepared by Milone & MacBroom entitled "Site Plan-Layout and Landscaping, Regency at Newtown, Toll Brothers, Inc." dated April 12, 2005 and revised November 1, 2005, sheets 1 and 2.

1. That the site driveways on Oakview Road be constructed in substantial conformance with the referenced plans.
2. That Oakview Road be widened in substantial conformance with the referenced plans.
3. That all work on roadways that are owned and maintained by the Town of Newtown be performed in conformance with the standards and specifications of the Town.
4. That intersection sight distances be provided and maintained from the site driveways on Oakview Road as shown on the referenced plans.
5. That signs and pavement markings on Oakview Road and the site driveway be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
6. That any cutting, removal or pruning of trees, shrubbery or vegetation situated partially or wholly within the limits of the Town right-of-way be in accordance with the Town of Newtown Regulations.
7. That prior to the issuance of a Certificate, a bond be posted and maintained with the Town of Newtown to cover the costs of the work required on Oakview Road.
8. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 095-0509-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
9. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the

e. Newtown - STC# 096-0509-01 - Contd.

development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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f. Shelton - STC# 126-0511-01

Ms. Alison L. Wilcox presented the staff report on the Application for Certificate filed for the expansion of White Hills Shopping Center.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Bard, it was voted that the State Traffic Commission (STC) issue a certificate to Welkin Incorporated for the 10,781-square-foot expansion of White Hills Shopping Center, for a total 47,401-square-foot gross floor area mixed use development with 318 parking spaces, located on Route 110 and Maple Avenue in the City of Shelton, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions refer to the submitted plan prepared by James R. Swift entitled and dated as follows:

"Site Plan" Sheet No. SP-1, dated November 28, 2005 last revised March 1, 2006.

1. That the conditions of Certificate No. 260 remain in effect.
2. That the site driveways on Route 110 and Maple Avenue be constructed in substantial conformance with the referenced plans.
3. That signs and pavement markings on the site driveways be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
4. That the guide rail affected by improvements noted in Condition 2 be revised in a manner satisfactory to the Department of Transportation's (Department) District 3 Office. The revisions may include, but are not limited to, the replacement and relocation of the guide rail to conform to current Department design standards, regrading, and installation of appropriate end treatments.
5. That intersection sight distances be provided and maintained from the site driveways on Route 110 and Maple Avenue as shown on the referenced plans.

f. Shelton - STC# 126-0511-01 - Contd.

6. That any cutting, removal or pruning of trees, shrubbery or vegetation situated partially or wholly within the limits of the State highway right-of-way be in accordance with Department of Transportation Regulations.
7. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
8. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with "A Policy on the Accommodations of Utilities on Highway Rights-of-Way."
9. That no access to the site property from any adjacent properties be established without STC approval.
10. That an encroachment permit be obtained from the Department of Transportation's District 3 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
11. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$15,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 126-0511-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
12. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 126-0511-01, together with Certificate No. 260 previously issued November 21, 1978 with Traffic Investigation Report No. 126-7808-01, be recorded on the municipal land records in accordance with the established procedure. A copy of the new Certificate shall be recorded on the land records upon issuance.
13. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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g. Stamford - STC# 135-0512-01

Mr. Edwin L. Brown presented the staff report on the Application for Certificate filed for City Place.

g. Stamford - STC# 135-0512-01 - Contd.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Bard, it was voted that the State Traffic Commission (STC) issue a certificate to City Place Realty Associates, LLC for City Place, which will consist of a 100-unit residential condominium complex and a 9,365-square-foot gross floor area retail space with a total of 237 parking spaces, located in the southwest quadrant of Route 137 (Washington Boulevard) and North Street in the City of Stamford, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

This recommendation is referenced to the plan prepared by Tighe & Bond Consulting Engineers, entitled: "City Place, Proposed Residential Development, Stamford, Connecticut, Traffic Operations Plan," Drawing SS.01, Sheet 1 of 1, dated December 16, 2005 and revised March 8, 2006.

1. That the site driveways on Route 137 and on North Street be constructed in substantial conformance with the referenced plan.
2. That intersection sight distances be provided and maintained from the site driveways on Route 137 and on North Street as shown on the referenced plan.
3. That signs and pavement markings on the site drives be installed and maintained in substantial conformance with the referenced plan, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
4. That North Street be widened in substantial conformance with the referenced plan.
5. That all work on roadways that are owned and maintained by the City of Stamford be performed in conformance with the standards and specifications of the City.
6. That a bus shelter with a bench and display space for a map and/or Guide-A-Ride be provided for the CT Transit bus stop located on the west side of Route 137, south of North Street. This waiting area shall meet ADA requirements and be designed in accordance with the "Connecticut Department of Transportation Highway Design Manual" 2003 edition.
7. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
8. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with "A Policy on the Accommodations of Utilities on Highway Rights-of-Way."

g. Stamford - STC# 135-0512-01 - Contd.

9. That an encroachment permit be obtained from the Department of Transportation's District 3 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
10. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$20,000 to cover the costs of the work required on Route 137. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
11. That prior to the issuance of a Certificate, a bond be posted and maintained with the City of Stamford to cover the costs of the work required on North Street.
12. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 135-0512-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
13. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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h. Waterford - STC# 152-0511-01

Mr. Y. Kevin Ng presented the staff report on the Application for Certificate filed for Fenger Hollow Village.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Bard, it was voted that the State Traffic Commission (STC) issue a certificate to Willow Tree LLC and Russell Brothers, LLC (Post Road Auto) for Fenger Hollow Village, an 116,890-square-foot gross floor area of residential and commercial space with 168 parking spaces, located on Route 1 (Boston Post Road) at Sherman Lane, in the Town of Waterford, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

These conditions are based on and referenced to the plans entitled:

- A. "Site Layout & Materials Plan - Prepared for Fenger Hollow LLC, Boston Post Road (U.S. Route 1), Waterford, Connecticut," Sheet C-4, dated June 22, 2005, last revised on February 2, 2006, prepared by Cherenzia & Associates, LTD.

h. Waterford - STC# 152-0511-01 - Contd.

- B. "Offsite Roadway Improvement Plan - Prepared for Fenger Hollow LLC, Boston Post Road (U.S. Route 1), Waterford, Connecticut," Sheet C-14, dated December 27, 2005, last revised on February 2, 2006, prepared by Cherenzia & Associates, LTD.
1. Rescind the previously approved Traffic Investigation Report Nos. 16746 and 15625.
 2. That the site driveway (Sherman Lane) on Route 1 be constructed in substantial conformance with the referenced plans.
 3. That Route 1 be widened to provide a left-turn lane on Route 1 eastbound at the site drive (Sherman Lane) in substantial conformance with the referenced plans.
 4. That intersection sight distances be provided and maintained from the site driveway on Route 1 as shown on the referenced plans.
 5. That a sightline easement be obtained from the property to the east (DCS Limited Partnership), as indicated on the referenced plans prior to the issuance of a certificate.
 6. That a sightline easement be obtained from the adjacent property to the east (Russell Brothers LLC), as indicated on the referenced plans prior to the issuance of an encroachment permit.
 7. That the emergency access drive to the adjacent property (Waterford Shopping Plaza) be gated and restricted to emergency use only.
 8. That approach grades of the driveways along Route 1 affected by the roadway widenings noted in Traffic Investigation Report No. 152-0511-01 meet Department standards for intersecting streets or not be increased.
 9. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
 10. That Route 1 be overlaid within the limits of the widening. The extent of the overlay is to be determined by the Department's District 2 Maintenance Office.
 11. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.

h. Waterford - STC# 152-0511-01 - Contd.

12. That signs and pavement markings on Route 1 be installed in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices" latest edition.
13. That signs and pavement markings on the site drive (Sherman Lane) be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
14. That all pavement markings installed on a State road be of epoxy material, or of a material as directed by the Department of Transportation.
15. That the intersectional sight distances of the driveways and Town roads along Route 1 affected by the roadway widening noted in Traffic Investigation Report No. 152-0511-01, meet Department standards for intersecting streets or not be diminished.
16. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with "A Policy on the Accommodations of Utilities on Highway Rights-of-Way."
17. That an encroachment permit be obtained from the Department of Transportation's District 2 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
18. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$200,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 152-0511-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
19. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 152-0511-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
20. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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i. Berlin - STC# 171-0512-01

Mr. Patrick I. Onwuazor presented the staff report on the Application for Certificate filed for the expansion of Stonebridge Adult Housing Community.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Bard, it was voted that the State Traffic Commission (STC) issue a certificate to Stonebridge Berlin II Associates Limited Partnership for 18 additional housing units for a total 196-unit housing development with 274 parking spaces, located on the south side of Route 160 in the Towns of Berlin and Rocky Hill, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

This recommendation is referenced to a plan prepared by Fuss & O'Neill entitled:

"Stonebridge Phase 2-Overall Keymap-Berlin Adult Housing-Deming Street, Berlin," Sheet GI.1.2 dated December 7, 2005 and last revised February 3, 2006.

This recommendation is based on the following conditions:

1. That all conditions of Certificate No. 1643 (Traffic Investigation Report No. 171-0501-02) remain in effect.
2. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 171-0512-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
3. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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j. West Hartford - STC# 155-0601-01

Mr. Patrick I. Onwuazor presented the staff report on the Application for Certificate filed for the expansion of Blue Back Square.

Deputy Commissioner Bard asked for clarification on the square footage numbers and Deputy Commissioner Portanova asked for clarification on the peak hour traffic, both of which were addressed by Mr. Onwuazor.

Attorney Jesse Langer, representing Jasyn Sadler and Barbara Scully, two area residents, addressed the Commission. He reiterated what was in his letter that he sent to the STC, stating that since his clients just learned of this application, he asked for a postponement of any

j. West Hartford - STC# 155-0601-01 - Contd.

action for 30 days to allow time for his clients to review the application and submit comments.

Attorney Joseph Hammer addressed the Commission. He stated that there was no need to postpone this item. He said that this application has been pending since January, and that Attorney Langer sat through local zoning meetings regarding this application. He stated that Mr. Langer's law firm was well aware of the interplay between the local level and the STC. He added that no FOI is an open-ended request. He said that Mr. Langer monitored the local process, but did not participate. He asked that the Commission go forward today. It was important to the developer and to the Town of West Hartford.

Deputy Commissioner Portanova recommended approval of the staff report.

Deputy Commissioner Bard added that, from a traffic standpoint, the recommendations presented today were pretty insignificant changes, and said that any impact to the state highway system is nonexistent.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Bard, it was voted that the State Traffic Commission (STC) issue a certificate to Blue Back Square, LLC and the Town of West Hartford for the 46,915-square foot expansion of Blue Back Square, for a total of 1,034,070-square-foot gross floor area mixed-use development (retail, office, residential, restaurant, movie theater, health club and municipal facilities) with 1,960 parking spaces, located on the north side of Burr Street, between South Main Street and Raymond Road in the Town of West Hartford, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

This recommendation is referenced to a plan prepared by Street-Works LLC entitled:

"Overview of Changes"- Sheet STC dated January 26, 2006.

This recommendation is based on the following conditions:

1. That all conditions of Certificate No. 1659 (Traffic Investigation Report No. 155-0410-01) remain in effect.
2. That a traffic control signal be installed at the intersection of Raymond Road and Isham Road. Plans and application to be submitted to the STC for approval.
3. That prior to the issuance of a certificate, a bond be posted and maintained with the Town of West Hartford to cover the cost of the traffic signal installation.

j. West Hartford - STC# 155-0601-01 - Contd.

4. That the referenced plans "C" and "D" in Traffic Investigation Report No. 155-0410-01 be replaced with plans prepared by Langan Engineering & Environmental Services entitled:
 - (AA) "Overall Site Layout Plan, North Campus," Drawing No. 20.00N dated May 3, 2004 and last revised December 30, 2005.
 - (BB) "Overall Site Layout Plan, South Campus," Drawing No. 20.00S dated May 3, 2004 and last revised December 30, 2005.
5. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 155-0601-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
6. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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k. Enfield - STC# 048-0512-01

Mrs. Jennifer G. Babowicz presented the staff report on the Application for Certificate filed for the expansion of Hazard Avenue Plaza (Stop & Shop).

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Bard, it was voted that the State Traffic Commission (STC) issue a certificate to Sea Enfield Plaza, LLC for the 28,312-square-foot expansion of Hazard Avenue Plaza - Stop & Shop, for a total 139,165-square-foot gross floor area plaza and a reduction of 46 parking spaces for a total of 607 parking spaces located on Route 190 in the Town of Enfield, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based on and referenced to the following plan entitled:

"Site Plan," prepared by Langan Engineering and Environmental Services, Drawing No. 20.01, dated September 28, 2005.

1. That all conditions of Certificate Nos. 645 and 645-A remain in effect.

k. Enfield - STC# 048-0512-01 - Contd.

2. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 048-0512-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
3. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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1. Stafford - STC# 134-0601-01

Mrs. Jennifer G. Babowicz presented the staff report on the Application for Certificate filed for the expansion of Johnson Memorial Hospital.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Bard, it was voted that the State Traffic Commission (STC) issue a certificate to Johnson Memorial Hospital for the 18,000-square-foot expansion of Johnson Memorial Hospital, for a total 236,833-square-foot gross floor area hospital with 860 parking spaces, located on Route 190 in the Town of Stafford, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

This recommendation is referenced to the plan by Vanasse Hangen Brustlin, Inc. entitled and dated as follows:

"Overall Plan, Johnson Memorial Hospital Emergency Department Expansion," Sheet C-2 dated August 30, 2005 and last revised January 25, 2006.

This recommendation is referenced to the following conditions:

1. That all conditions of Certificate No. 649-A remain in effect.
2. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 134-0601-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
3. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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m. Milford - STC# 083-0511-01

Ms. Natasha A. Franco presented the staff report on the Application for Certificate filed for Milford Market Place.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Bard, it was voted that the State Traffic Commission (STC) issue a certificate to BLR Realty Company and 1620-34 Boston Post Road, LLC for Milford Market Place, a 139,700 square-foot gross floor retail development with 570 parking spaces, located on U.S. Route 1 (Boston Post Road) in the City of Milford, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions set forth are based on and refer to the applicant's plans entitled:

- A. "Site Plan, Milford Marketplace, 1650 Boston Post Road, Milford, CT" Drawing No. C-5 dated November 28, 2005, last revised March 14, 2006, prepared by R.J. O'Connell & Associates, Inc.
 - B. "Conceptual Off-Site Improvement Plan, Retail Development, Route 1 (Boston Post Road) Milford, Connecticut" Drawing No. OFF-1 dated March 7, 2006 prepared by Vanasse Hangen Brustlin, Inc.
 - C. "Conceptual Off-Site Improvement Plan, Retail Development, Route 1 (Boston Post Road) Milford, Connecticut" Drawing No. OFF-2 dated January 6, 2006, prepared by Vanasse Hangen Brustlin, Inc.
- 1. That the signalized site driveway on U.S. Route 1 be reconstructed in substantial conformance with the referenced plans.
 - 2. That the two secondary site driveways located approximately 25 feet and 180 feet west of the main signalized driveway on U.S. Route 1 be closed.
 - 3. That the two remaining secondary site driveways on U.S. Route 1 located approximately 250 feet and 400 feet west of the main signalized driveway be re-constructed in substantial conformance with the referenced plans.
 - 4. That the emergency access on U.S. Route 1 be constructed in substantial conformance with the referenced plans.
 - 5. That the site driveway on Woodruff Road be constructed in substantial conformance with the referenced plans.
 - 6. That intersection sight distances be provided and maintained from the site driveways on U.S. Route 1 and Woodruff Road as shown on the referenced plans.

m. Milford - STC# 083-0511-01 - Contd.

7. That the traffic signal be revised on U.S. Route 1 at the main site driveway to Milford Market Place. Upon completion of the installation of the signal, the Department of Transportation will review the installation and upon acceptance, assume ownership and ordinary maintenance such as cleaning, and minor electrical repair. Major component replacement, repair or damage due to accident, vandalism, or nature and replacement due to the normal wear shall be the responsibility of the owner of Milford Market Place. When the maintenance and/or repair costs exceed \$500.00, the Department of Transportation shall perform this work and bill the owner of Milford Market Place for all the actual costs. The owner of Milford Market Place will pay for the electricity to operate the signal.
8. That an easement be granted to the state, at no cost, to place and maintain traffic signal appurtenances on site property at the intersection of U.S. Route 1 at the main site driveway prior to the issuance of an encroachment permit. Right-of-Way File No. 083-000-308.
9. That U.S. Route 1 along the site frontage be widened and re-stripped in substantial conformance with the referenced plans.
10. That Roses Mill Road at the intersection of U.S. Route 1 located to the west of the site be widened and re-stripped in substantial conformance with the referenced plans.
11. That signs and pavement markings on U.S Route 1 be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices" latest edition.
12. That signs and pavement markings on the site driveways be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices" latest edition.
13. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
14. That the 24" RCP under U. S. Route 1 to the east of the main signalized driveway be replaced and upsized with a 30" RCP.
15. That approach grades of the driveways and city streets along U.S. Route 1 affected by the roadway widenings noted in Traffic Investigation Report No. 083-0511-01 meet Department standards for intersecting streets or not be increased.
16. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those

m. Milford - STC# 083-0511-01 - Contd.

pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.

17. That U.S. Route 1 be overlaid within the limits of the widening. The extent of the overlay is to be determined by the Department's District 3 Office.
18. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
19. That all work on roadways that are owned and maintained by the City of Milford be performed in conformance with the standards and specifications of the City.
20. That future internal connections between the site property and adjacent properties be allowed and not precluded. That no access to the site property from any adjacent properties be established without STC approval.
21. That an encroachment permit be obtained from the Department of Transportation's District 3 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
22. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$525,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 083-0511-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
23. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 083-0511-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
24. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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n. West Haven - STC# 156-0602-02

Ms. Natasha A. Franco presented the staff report on the request to revise the conditions of Certificate No. 1678 filed for Wal*Mart.

n. West Haven - STC# 156-0602-02 - Contd.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Bard, it was voted that the conditions of State Traffic Commission (STC) Certificate No. 1678 Traffic Investigation Report No. 156-0508-01 approved November 15, 2005 be revised as indicated below.

1. That the applicant's referenced plan entitled: "Roadway Improvement Plan, Wal-Mart Stores, Inc, Proposed Wal-Mart Store #3803-00, Assessor's Map 32, Lots 39 & 52, Sawmill Road (CT Route 162) & Hilton Drive, City of West Haven, New Haven County, Connecticut," Sheet No. 1 of 3 dated August 17, 2005, revised November 4, 2005, prepared by Bohler Engineering, P.C., be replaced with "Roadway Improvement Plan, Wal-Mart Stores, Inc, Proposed Wal-Mart Store #3803-00, Assessor's Map 32, Lots 39 & 52, Sawmill Road (CT Route 162) & Hilton Drive, City of West Haven, New Haven County, Connecticut," Sheet No. 1 of 3 dated August 17, 2005, last revised February 3, 2006, prepared by Bohler Engineering, P.C.
2. That the conditions of Traffic Investigation Report No. 156-0508-01 remain in effect.
3. That these revisions shall not become effective until a copy of Traffic Investigation Report No. 156-0602-02 has been recorded on the municipal land records in accordance with the established procedure.
4. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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o. Avon - STC# 004-0511-02

Ms. Melanie S. Moreau presented the staff report on the Application for Certificate filed for the expansion of Avon High School.

Ms. Cabelus asked for clarification of parking spaces, which were later confirmed to be an additional 107 spaces.

Deputy Commissioner Portanova asked about preemption for the firehouse.

Ms. Moreau explained that the firehouse would not experience difficulty as there was preemption for the firehouse.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Bard, it was voted that the State Traffic Commission (STC) issue a certificate to the Town of Avon for the 56,461-square-foot expansion of Avon High School and an additional 107 parking

o. Avon - STC# 004-0511-02 - Contd.

spaces, for a total 225,461-square-foot gross floor area high school with 432 parking spaces, located on Route 167 (West Avon Road) in the Town of Avon, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based on and referenced to the following plans entitled:

- A. "Overall Site Plan," Sheet No. L0.01, prepared by Kaestle Boos Associates, Inc. dated September 13, 2005.
 - B. "STC Plan Prepared for Avon High School, West Avon Road (Rt. 167), Avon, Connecticut," Sheet No. STC1, prepared by F.A. Hesketh & Associates, Inc., dated November 11, 2005 and last revised March 14, 2006.
1. That the site driveways on Route 167 (West Avon Road) be constructed in substantial conformance with the referenced plans.
 2. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
 3. That 555 feet of intersection sight distance to the north and 555 feet of intersection sight distance to the south be provided and maintained from the site driveways along Route 167 (West Avon Road) measured at a point 15 back from the edge of roadway.
 4. That traffic personnel be utilized at the intersection of Route 167 (West Avon Road) and the southern site drive, as deemed necessary by Police Chief Mark Rinaldo, until such time that a traffic control signal is installed at this intersection in a future State project.
 5. That an encroachment permit be obtained from the Department of Transportation's District 4 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
 6. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 004-0511-02 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
 7. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the

o. Avon - STC# 004-0511-02 - Contd.

development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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p. Newington - STC# 093-0601-01

Ms. Melanie S. Moreau presented the staff report on the Application for Certificate filed for Newington Ridge.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Bard, it was voted that the State Traffic Commission (STC) issue a certificate to Elias M. Loew CT Realty Trust for Newington Ridge, a 71-unit residential community with 276 parking spaces, located on Route 287 (Prospect Street) and Back Lane in the Town of Newington, stating that the operation thereof will not imperil the safety of the public based on the following conditions:

This recommendation is referenced to plans prepared by BL Companies entitled and dated as follows:

- A. "Site Plan," Sheet No. SP-1, dated August 24, 2005 and last revised December 14, 2005.
- B. "Off-Site Improvement Plan," Sheet No. PLN-1, dated August 24, 2005 and last revised December 14, 2005.

This recommendation is based on the following conditions:

- 1. That the site driveways on Route 287 and Back Lane be constructed in substantial conformance with the referenced plans.
- 2. That Route 287 and Back Lane be widened in substantial conformance with the referenced plans.
- 3. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
- 4. That Route 287 be overlaid within the limits of the widening. The extent of the overlay is to be determined by the Department of Transportation's District 1 Office.
- 5. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.

p. Newington - STC# 093-0601-01 - Contd.

6. That all work on roadways that are owned and maintained by the Town of Wethersfield be performed in conformance with the standards and specifications of the Town.
7. That 390 feet of intersection sight distance to the left be provided and maintained from the site driveway along Route 287 measured at a point 15 feet back from the edge of roadway.
8. That 335 feet of intersection sight distance to the north and 335 feet of intersection sight distance to the south be provided and maintained from the site driveway along Back Road measured at a point 15 feet back from the edge of roadway.
9. That the traffic signal be revised on Route 287 at Back Lane to accommodate the proposed widening.
10. That signs and pavement markings on Route 287 and Back Lane be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
11. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
12. That an encroachment permit be obtained from the Department of Transportation's District 1 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
13. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$230,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 093-0601-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
14. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 093-0601-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
15. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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q. Newington - STC# 093-0602-01

Ms. Melanie S. Moreau presented the staff report on the Application for Certificate filed for the expansion of the Retail Shopping Center.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Bard, it was voted that the State Traffic Commission (STC) issue a certificate to Ceres-Newington LLC for the 6,978-square-foot expansion of Retail Shopping Center, for a total 117,084-square-foot gross floor area retail development and 30,940-square-foot gross floor area restaurant space with 630 parking spaces, located on Route 5/15 in the Town of Newington, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

This recommendation is referenced to the plan prepared by AN Consulting Engineers, entitled "Traffic Plan 40-Scale, Ceres-Berlin Turnpike LLC. 3103-3105 Berlin Turnpike, Newington, Connecticut," Sheet No. C-2b, dated February 2006 and last revised February 16, 2006.

This recommendation is based on the following conditions:

1. That all conditions of Certificate No. 584-A remain in effect.
2. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 093-0602-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
3. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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5. MAJOR TRAFFIC GENERATOR - EXTENSION

**Certificate No. 369-A issued for
Aetna - Pigeon Hill Facility in Windsor**

Ms. Cabelus explained that the original certificate was issued in August 2002. There have been two extensions granted to date. The development is currently operating under a partial opening. There are, however, outstanding conditions of the full build application which have not been satisfied, as the development has not been fully occupied. It is recommended that an additional one-year extension be granted, after which no other extensions will be considered unless roadway and signal plans have been reviewed and approved by the Division of Traffic Engineering.

5. **MAJOR TRAFFIC GENERATOR - EXTENSION - Contd.**

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Bard, it was voted to extend Certificate No. 369-A for one year.

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6. **MAJOR TRAFFIC GENERATOR - REINSTATEMENT**

Traffic Investigation Report No. 102-0308-01, approved September 16, 2003 for Riverwalk - Parcel 3 in Norwalk.

Ms. Cabelus stated that Traffic Investigation Report No. 102-0308-01 has been filed on the land records, which was the only outstanding condition remaining under this report.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Bard, it was voted to approve the reinstatement of the certificate issuance approval for one year.

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7. **ADDENDUM**

Ms. Cabelus recommended that the Commission approve an addendum to the agenda to add an additional regulatory item for approval.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Bard, it was voted to approve the addition of the following addendum item:

Branford - STC# 014-0603-01

Establish all-way stop control at the intersection of Route 142 (Shore Drive) and Court Street.

Ms. Cabelus read the above recommendation, and stated that the Legal Traffic Authority is in agreement with it.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Bard, it was voted to approve the staff report as submitted.

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At this point in the meeting, Attorney Santa Mendoza approached the Commission members, stating that she was presenting an Addendum item.

Deputy Commissioner Bard told Ms. Mendoza that her item was not on the Addendum and, as such, the matter would not be heard. He had no report in front of him that substantiated anything that she was saying, and stated that it was improper to expect him to start reviewing any

paperwork during this meeting. He suggested to her that she continue with the proper STC procedures, and if everything was in order, her item could possibly be placed on next month's agenda.

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Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Bard, it was voted to adjourn at 11:50 a.m.

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Ralph J. Carpenter
Secretary of Commission
Commissioner of Motor Vehicles

Newington, Connecticut
March 21, 2006
Minutes Compiled By:
Robbin L. Cabelus
Executive Director